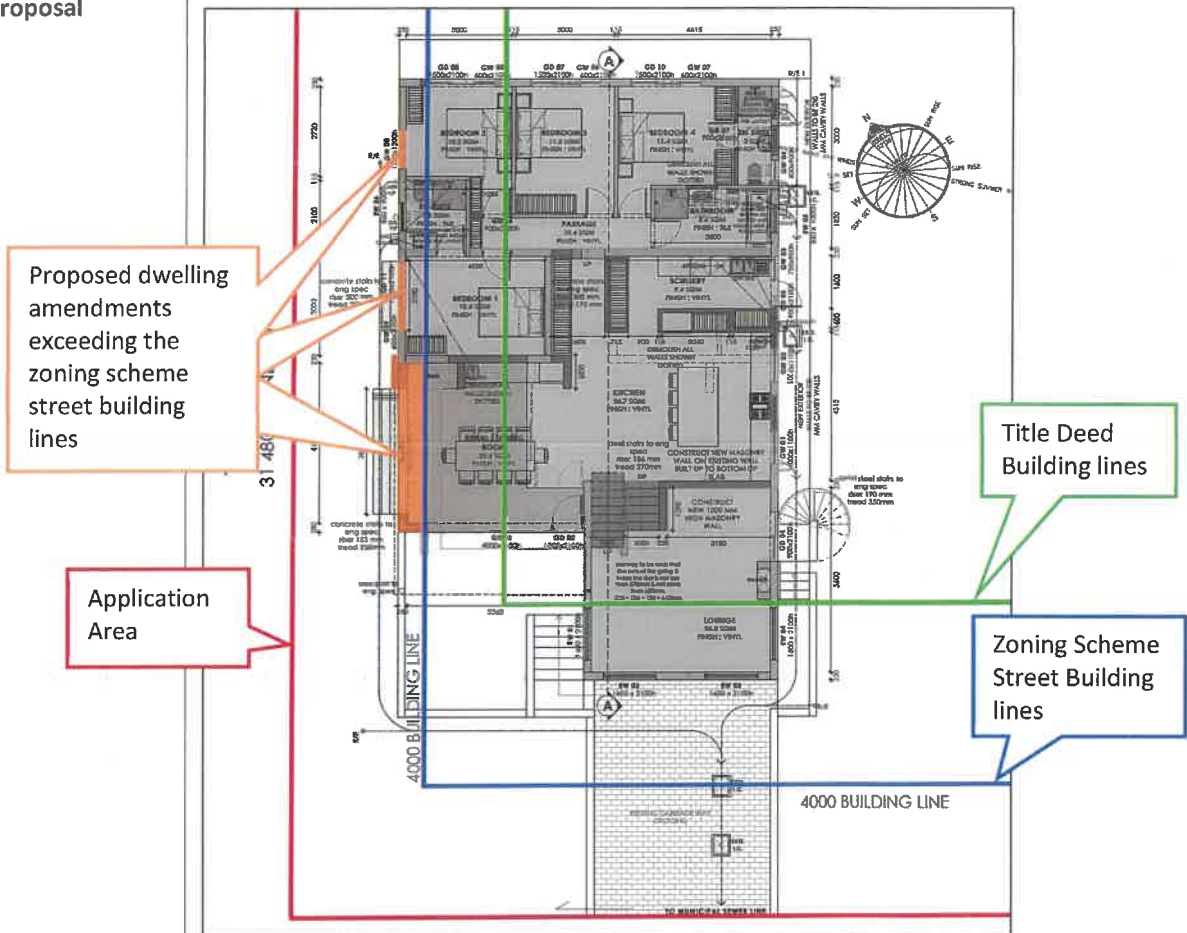


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p>ERF 6150, 42 TENTH AVENUE, VOËLKLIP, HERMANUS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF G SCHOONWINKEL & PROP TRUST</p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to the above-mentioned property, namely:</p> <p>Removal of restrictive title deed conditions Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition D.(iii) as contained in Title Deed T4595/1993 and Title Deed No. T38231/2024.</p> <p>Departure Application in terms of Section 16(2)(b) of the By-Law, to relax the western street building line from 4m to 3.1m, to accommodate proposed amendments to the existing dwelling.</p> <p>Full details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before Friday, 24 January 2025, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to Town Planner, Mr. P Roux at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.</p>	<p>ERF 6150, TIENDELAAN 42, VOËLKLIP, HERMANUS: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES EN AFWYKING: MNRE INTERACTIVE STAD & STREEKSBEPLANNING NAMENS G SCHOONWINKEL & PROP TRUST</p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op die bogenoemde eiendom, naamlik:</p> <p>Opheffing van beperkende titelaktoewoordes Aansoek ingevolge Artikel 16(2)(f) van die Verordening, vir die opheffing van die beperkende voorwaarde D.(iii) soos opgevat in Titelakte Nr.T4595/1993 en Titelakte Nr. T38231/2024.</p> <p>Afwyking Aansoek ingevolge Artikel 16(2)(b) van die Verordening, om die westelike straatboulyn vanaf 4m na 3.1m te verslap, om voorgestelde veranderinge aan die bestaande woning te akkommodeer.</p> <p>Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op Vrydag, 24 Januarie 2025, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan Stadsbeplanner, Mnr. P Roux by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.</p>	<p>ISIZA 6150, 42 TENTH AVENUE, VOËLKLIP, HERMANUS: ISICELO SOKUSUSWA KWEMIQATHANGO ENESITHINTELO KWITAYITILE KUNYE NOKUNYENISWA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA-G SCHOONWINKEL & PROP TRUST</p> <p>Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe ezi zicelo zilandelayo ezimayela nepropathi echazwe ngasentla, ukuba:</p> <p>Ukususwa kwemiqathango enezithintelo kwitayitile Isicelo ngokumayela neCandelo 16(2)(f) loMthetho kaMasipala ukuze kususwe umqathango onesithintelo D.(iii) njengoko uqulethwe kwiTayitile T4595/1993 nakwiTayitile enombolo ithi T38231/2024.</p> <p>Ukunyenisiswa Isicelo ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenisiswe umgca wesakhiwo ongakwicala elisentshona ukuska ku-4m ukuya 3,1m ukulungiselela utshintsho olucetywa kwindlu esele ikhona.</p> <p>linkcukacha ezihambelana nesi siphakamiso ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, e-Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi koLwesihlanu, 24 EyoMqungu 2025 uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa kuMcwangcisi weDolophu, uMnu. P Roux kwa- 028-313 8900. UMasipala angala ukwamkela izimvo emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.</p>
<p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200 Notice No / Kennisgewing nr / Inombolo yesaziso: 205/24</p>		

1. Introduction

<p>a. Brief</p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owners of the property Prop Trust & Grethe Schoonwinkel to prepare and submit an application for a building line departure and the removal of restrictive title deed conditions of Erf 6150, Voëlklip in terms of the relevant legislation.</p>
<p>b. Background</p>	<p>The application area accommodates an existing dwelling house which is 3.1m from the western street boundary within the residential suburb, Voëlklip.</p> <p>The existing dwelling house exceeds zoning scheme and title deed street building lines.</p>

<p>c. Development Objective & Application Proposal</p>	<p>The development objective is to allow for amendments to the existing dwelling house exceeding the western street zoning scheme and title deed street building lines as shown here-below:</p>
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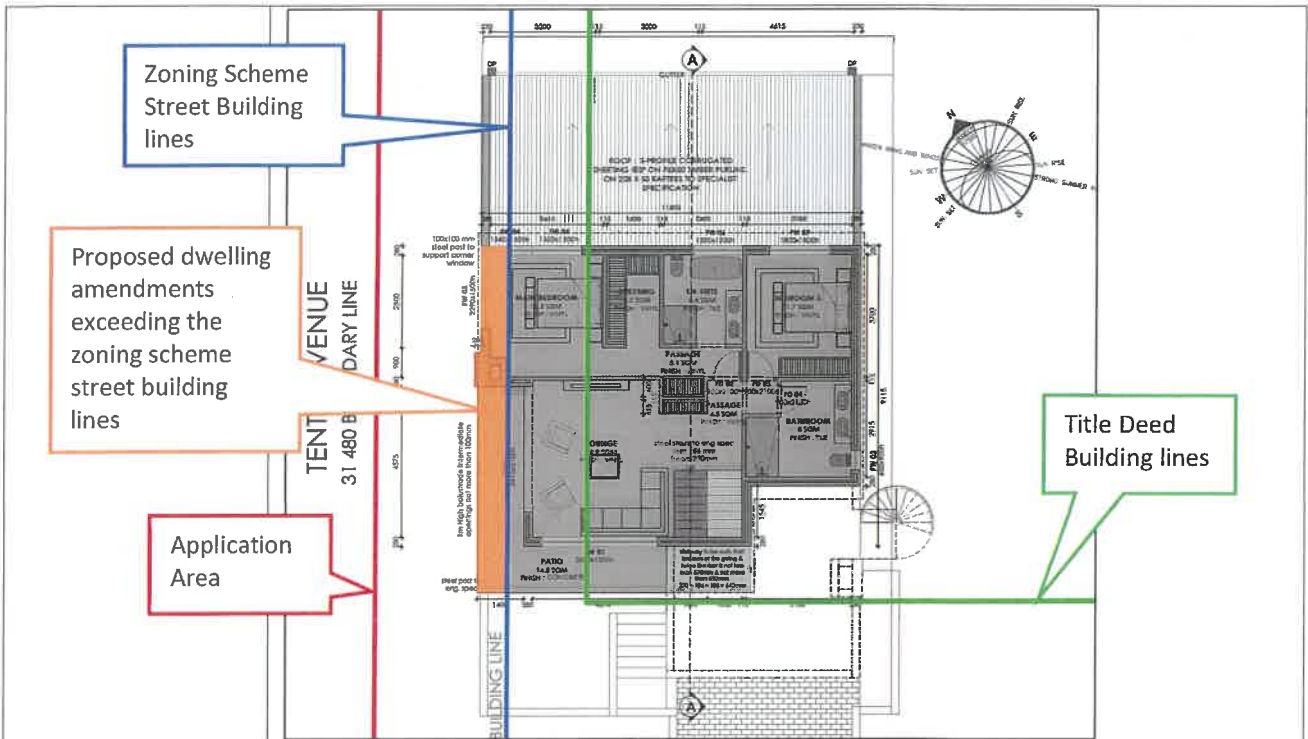


Figure 1: Building plan overlays



Figure 2: Three-dimensional rendering illustration

Subsequently the **application proposal** is for:

- A departure to relax the western street building line from 4m to 3.1m to allow for amendments to the existing dwelling.
- The removal of restrictive title deed conditions pertaining to building lines.

2. The Application

a. Analysis: Title Deed
Refer to **Annexure D** for the Conveyancer Certificate.

Two title deeds are applicable to the application area, since Grethe Schoonwinkel obtained a 50% ownership in the application area in 1993 while Prop Trust obtained the other 50% ownership in 2024.

The Conveyancer Monica Korf issued a certificate confirming that the following title deed conditions restricts the development proposal:

"T4595/1993

D. VERDER ONDERWORPE aan die voorwaardes van verkoop vervat in Akte van Transport Nr. 1129 gedateer 20 Februarie 1935 en opgelé deur die Mosselrivier Eiendomsmaatskappy Beperk (hierna genoem die Maatskappy) welke voorwaardes afdwingbaar is deur die genoemde Maatskappy en/of deur die eienaar van enige onderverdeling gehou onder 'n titel wat afgelei word van sy genoemde titelakte onder soortgelyke omstandighede, en wat as volg Lui: waarna verwys word in die Endossement gedateer 11 Mei 1970 op gesegde Transportakte Nr T. 11975/1967 welke Endossement soos volg lees:

- iii. That all buildings shall stand back at least 3,15 metres from the line of the street or avenue on which the Lot or Lots hereinmentioned may front, that all buildings shall stand back at least 9,45 metres from any street or 6,30 metres from any avenue on which the lot or lots herein mentioned may front."

"T38231/2024

D. SUBJECT FURTHER to the conditions of sale contained in Deed of Transfer No. 1129 dated 20 February 1935 and imposed by the Mosselrivier Eiendomsmaatskappy Beperk (hereinafter called the Company) which conditions are enforceable by the aforementioned Company and/or owners of any subdivision held by a title derived from a title deed under similar circumstances and which reads as follows: referred to in the Endorsement dated 11 May 1970 on said Deed of Transfer No. T11975/1967, which Endorsement reads as follows:

- (iii) That all buildings shall stand back at least 3,15 metres from the line of the street or avenue on which the Lot or Lots hereinmentioned may front, that all buildings shall stand back at least 9,45 metres from any street or 6,30 metres from any avenue on which lot or lots herein mentioned may front."

b. Analysis: Development Criteria:

The development parameters for Erf 6150 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:

Parameters		Existing Zoning:	Proposal:	Comments
Zoning		Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent
Primary Use		Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent
Consent Uses		Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent
Coverage		50%	18.6%	Consistent
Height		8m	<8m	Consistent
Building lines	Street	4m	3.1m west 4m south	Application is for a departure
	Side	2m	2m	Consistent
	Rear	2m	2m	Consistent
Parking		Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent

<p>c. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:</p> <ul style="list-style-type: none">• A departure to relax the western street building line from 4m to 3.1m to allow for amendments to the existing dwelling in terms of Chapter IV, Section 16(2)(b).• The removal of restrictive title deed condition D.iii. from Title Deed T4595/1993 to allow for amendments to the existing dwelling in terms of Chapter IV, Section 16(2)(f).• The removal of restrictive title deed condition D.(iii) from Title Deed T38231/2024 to allow for amendments to the existing dwelling in terms of Chapter IV, Section 16(2)(f).
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3. Contextual Site Information

a. Property Description

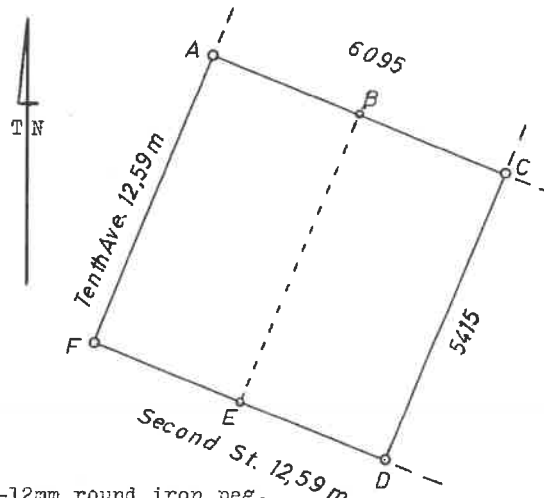
Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 6150 Voëlklip.

Property	Extent	Title Deeds	Registered Owners
Erf 6150 Hermanus	986 m ²	T38231/2024 and T4595/1993	Prop Trust & Grethe Schoonwinkel

The following Surveyor General Plans reflect the application site:

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
	Constant	-26 000,00	+3800000,00	8092/81
AB				Approved <i>[Signature]</i> Surveyor-General 1981-12-01
BC				
CD				
DE	89 57 30	- 620,25	+ 8431,66	
EF	179 57 40	- 605,64	+ 8425,78	
FA				



Scale: 1/500

A,B--12mm round iron peg.
D,E--12mm round iron peg in concrete.

- The figure ABFE represents the Remainder of Erf 3223 Hermanus. Vide Dgm.No.3393/1937. D/T 10107 dated 24/8/1937.
- The figure BCDE represents the Remainder of Erf 5523 Hermanus. Vide Dgm.No.3004/74. D/T 1980-31-15-42

The figure ABCDEF represents 986 square metres of land being

Erf 6150 Hermanus comprising the properties specified above.
Situate in Municipality of Hermanus.
Administrative District of Caledon.

Compiled in November 1981 by me *[Signature]* Land Surveyor.

This diagram is annexed to C.C.T. No. 4774/82 dated i.f.o.	The original diagrams are as specified above. No. annexed to Transfer/Grant No.	File No. S/2479/94 S.R. No. Compiled Comp. AI-3DA (467) X22
--	---	--

Registrar of Deeds

6150

Figure 3: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within Voëlklip residential suburb. Voëlklip is located on the Eastern side of Hermanus.

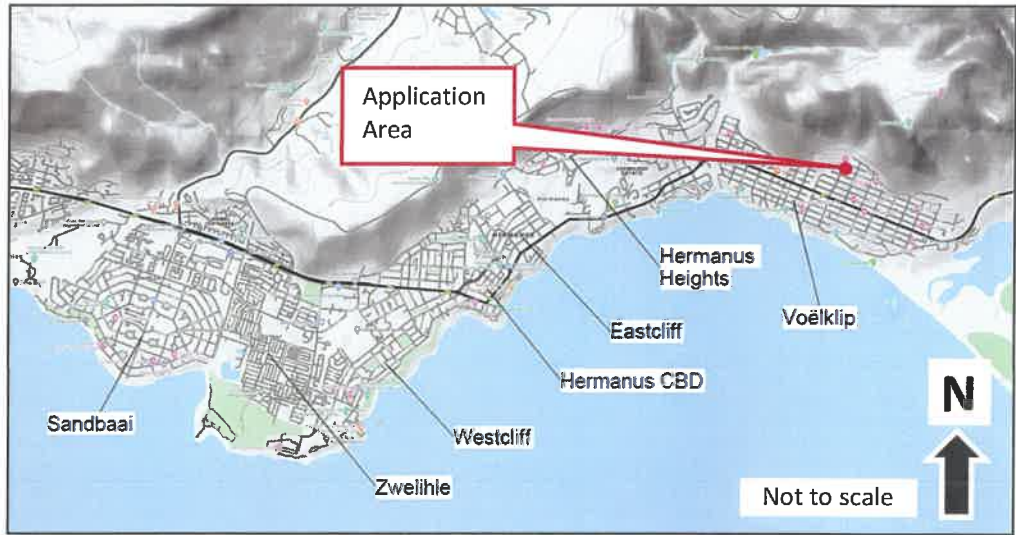


Figure 4: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a residential erf within Voëlklip. The application area is located at number 42 Tenth Avenue.



Figure 5: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property. The surrounding land-uses consist of single residential dwellings and nature reserve. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.

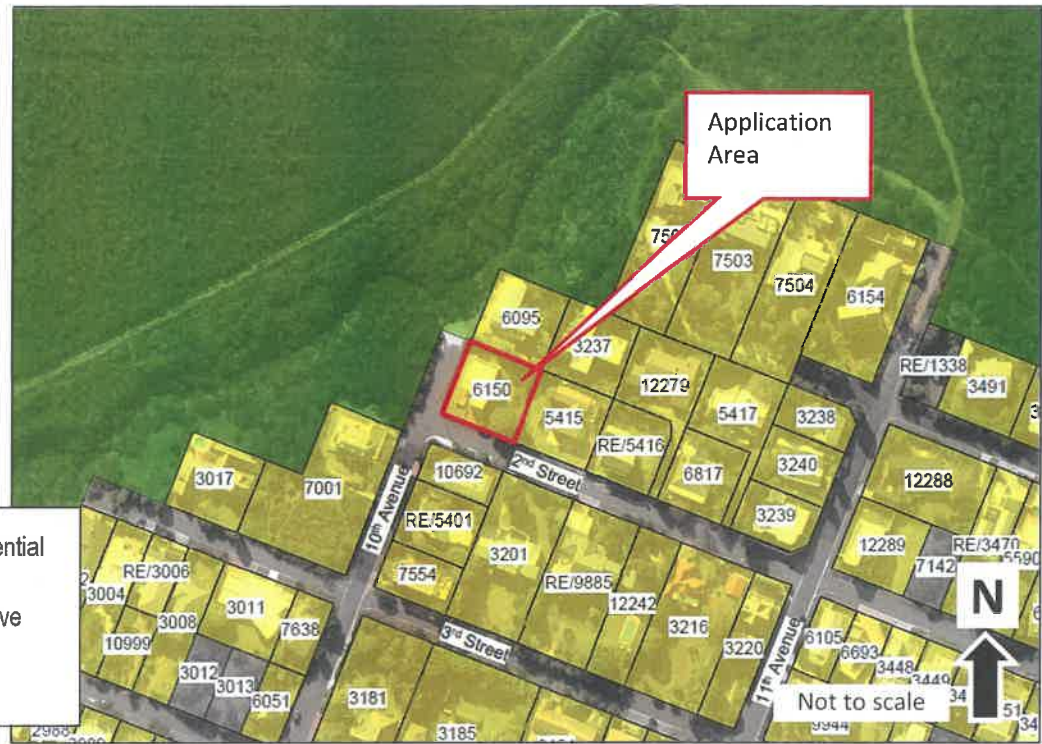


Figure 6: Google Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

The application area, Erf 6150, Voëlkop is zoned Residential Zone 1: Single Residential. The surrounding erven are similarly zoned Residential Zone 1: Single Residential as well as Open Space Zone 1: Nature Reserve. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.

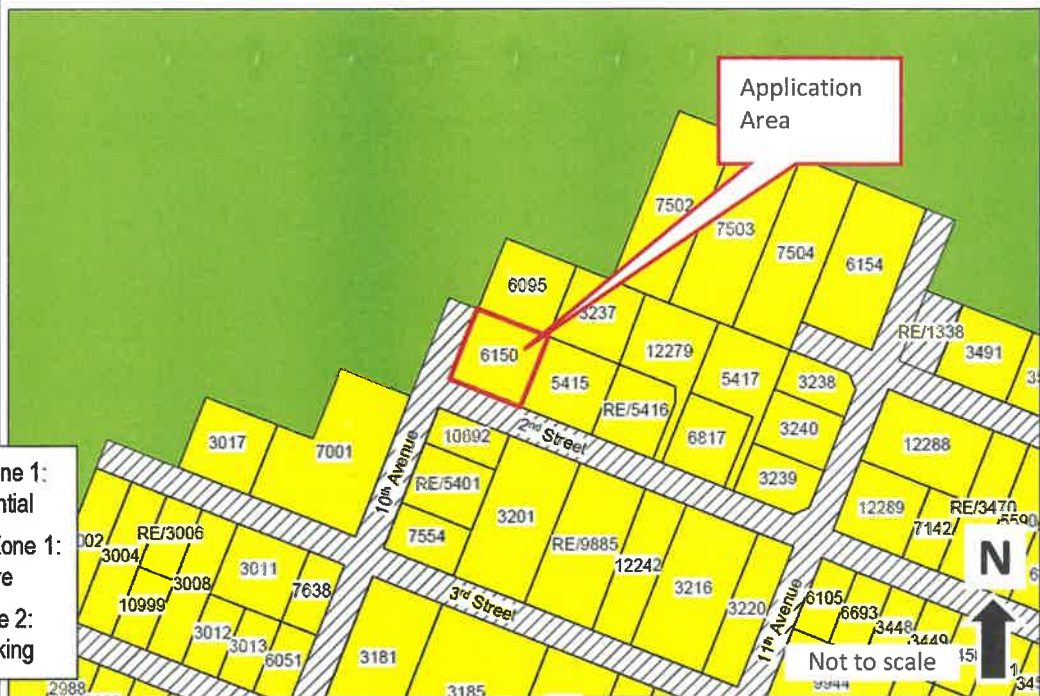


Figure 7: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policy is applicable to the application area.

i. **Overstrand Municipal Spatial Development Framework, 2020 (SDF)**

The SDF is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

The application area falls within an Urban Development area and within the Urban Edge.

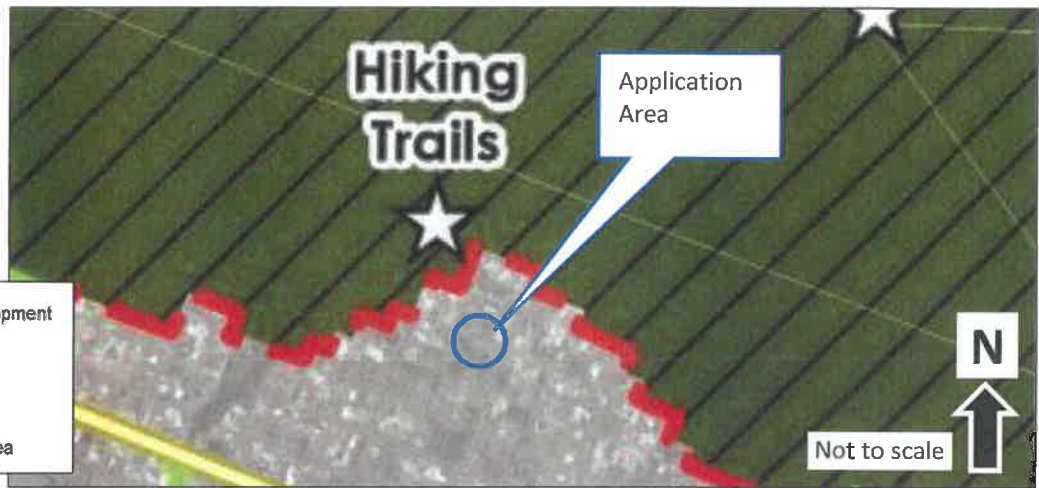


Figure 8: Spatial Development Framework 2020 Spatial Proposals Plan

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

ii. **Overstrand Municipality Growth Management Strategy, 2010**

The Overstrand Municipal Growth Management Strategy defines, explains, and uses densification as a growth management tool to positively redress and counteract the effects of urban sprawl to promote the longer-term sustainability of the Overstrand Municipality and its sub-regions environmental quality.

The application area is within a 10-20 dwelling units per hectare densification area as well as a mountain management zone.

No densification is proposed and therefore the application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

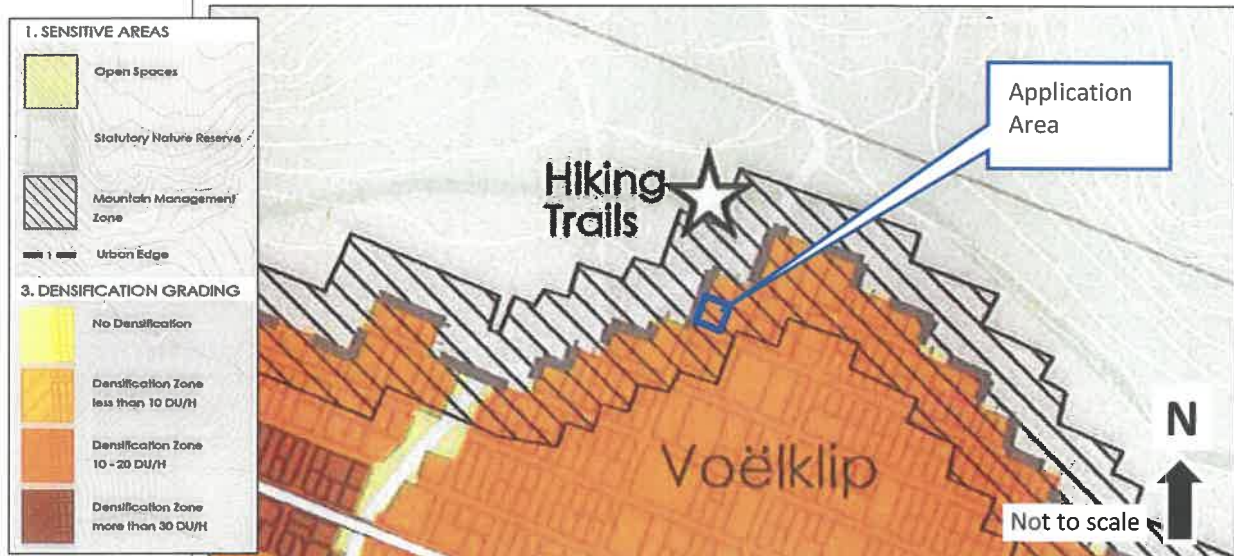


Figure 9: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.

iii. **Draft Overstrand Municipality Growth Management Strategy, 2020**

The application area is within an area earmarked for Less Than 10 Dwelling Units Per Hectare (DU/H) as well as a Sensitive Development Area (HPOZ and EMOZ).

No further densification is applicable to this application and the alterations are made are not considered material.

The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2020.



Figure 10: Extract from the Overstrand Municipality Growth Management Strategy, 2020 reflecting the envisaged land-uses for the area.

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

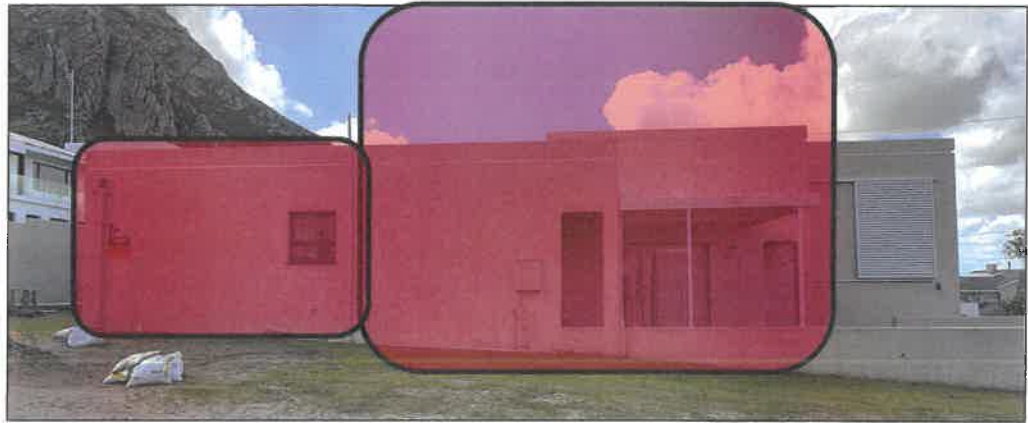
The application area is located on the corner stand of Tenth Avenue and Second Street resulting that the application area is subjected to larger building lines than on the common building lines in terms of both the Overstrand Municipal Planning By-Law, 2020 and the title deed.

The owners plan to upgrade the dwelling house by extending and also altering sections of the existing dwelling house.

b. Proposal

The proposal involves mainly amendments on the western side of the existing dwelling house where the existing ground floor is extended in a southerly direction to accommodate a dining room and a lounge and bedroom above proposed new dining room and existing bedroom.

The next photograph shows the sections of the existing dwelling house that will be affected by the proposed additions:

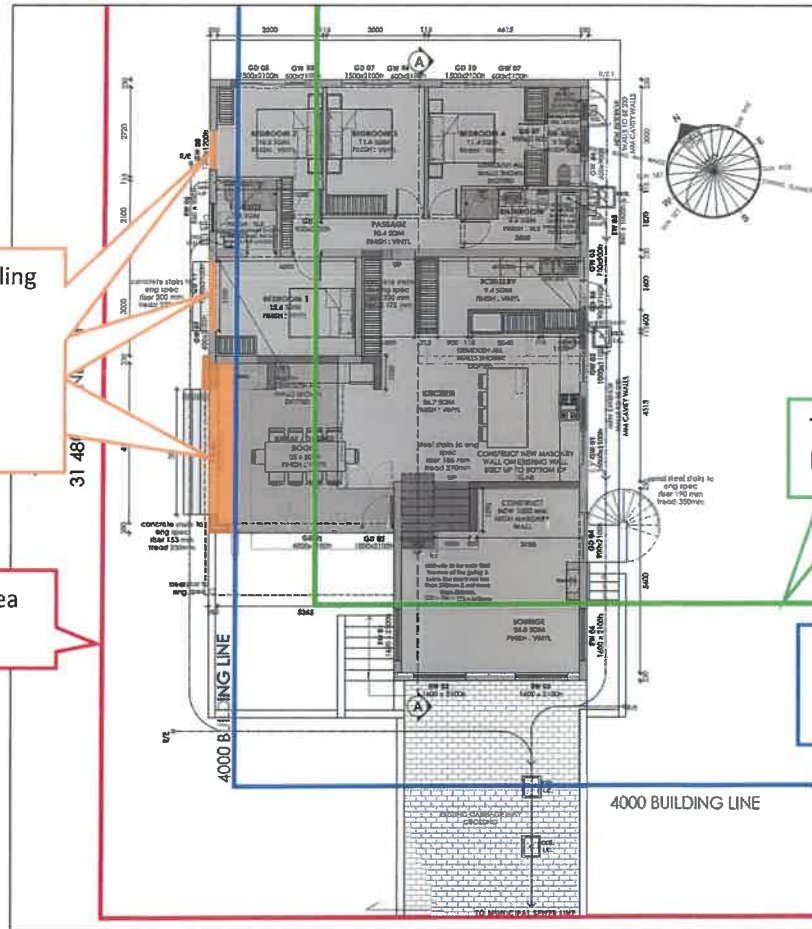


The following renders provide images of the proposed extensions and also the approximate positions of the existing structures. These images are followed by extracts of the ground and first floor building plans:





Ground floor



Proposed dwelling amendments exceeding the zoning scheme street building lines

Application Area erf boundary

Title Deed Building lines

Zoning Scheme Street Building lines

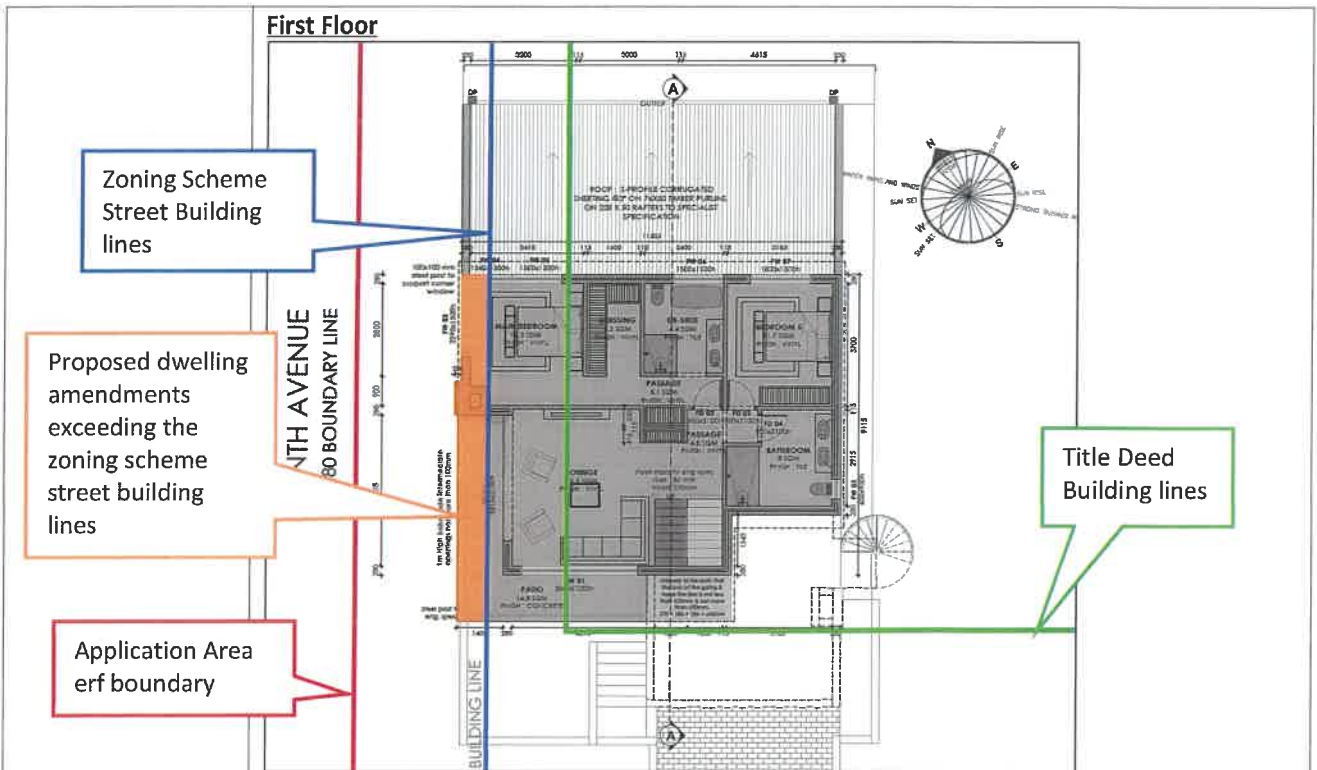


Figure 11: Building plan overlays

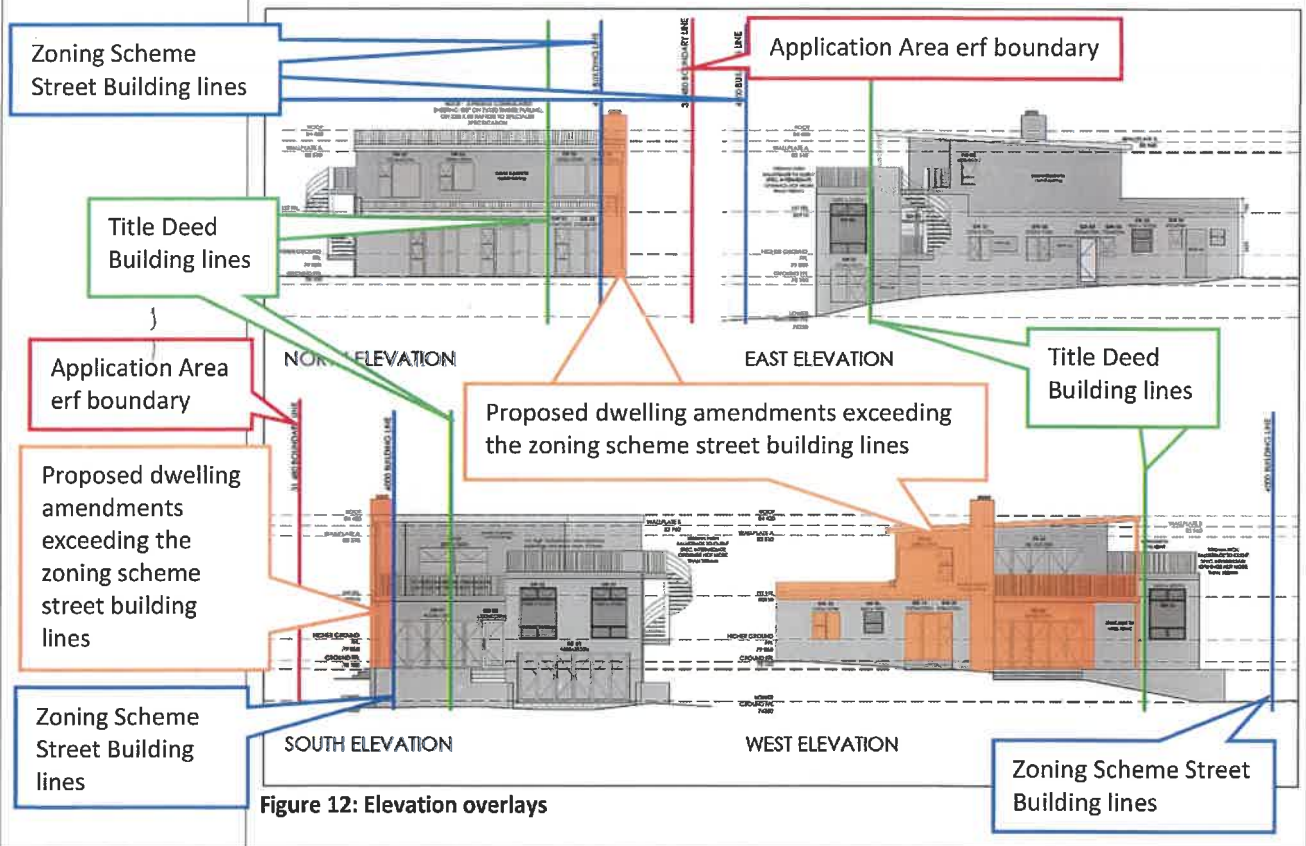


Figure 12: Elevation overlays

Proposed dwelling amendments exceeding the zoning scheme street building lines



Figure 13: Three-dimensional rendering illustration

Existing dwelling exceeding title deed building lines

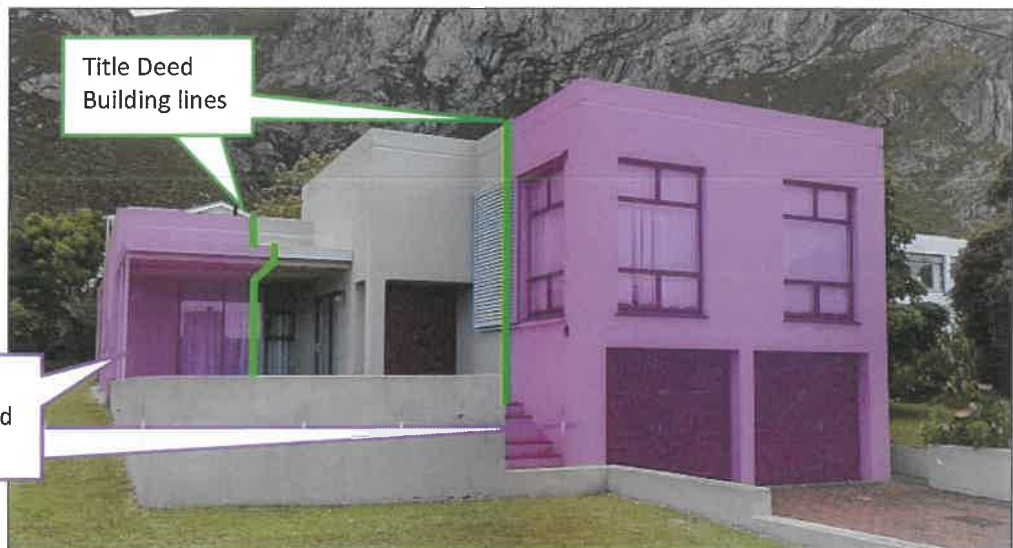


Figure 14: Google Street View illustration

The title deed building line encroaches large portions of the existing approved dwelling house as indicated in the green line here-above.

Building Line Departure Motivation

The owners of the dwelling house wish to enlarge the existing dwelling house of which most of the alterations is proposed within the development area (i. e. outside the building line areas), however a narrow section along the western side of the building exceeds the building line with 0.9m.

A section of the extension on the first floor is proposed directly above a section of the existing dwelling house that already exceeds the street building line on the ground floor

The impact of the proposed encroachment of the building line area will be small as it is on a street with vacant Open Space 1: Conservation area abutting the street to the west thereof.

Therefore, the proposed encroachment will not have any negative impact in terms of privacy, views or noise.

The following serves as additional motivation for the encroachment of the alterations of the building lines on the first floor for the main bedroom

- From a structural point of view and practical consideration for permitting the applied request, is that no unnecessary reinforcements will be required for the construction of the western outside walls by building directly onto the existing outside walls. This will result in substantial cost savings from a structural design and construction point of view.
- The proposal will prevent dampness problems. If the outside walls are not built onto the existing proposed extended garage wall potential dampness problems on the sections stepping to the inside of the existing wall are likely to take place.
- If the wall is built on or inside the building line, meaning not aligning with the existing walls, it is foreseen to cause a negative visual impact on the surrounding area from a design and architectural point of view.
- By allowing for the departure, the proposed wall will seamlessly integrate with the rest of the building instead of appearing as “add-on”.

c. Desirability

- The proposal is in accordance with the relevant spatial planning legislation for the area.
- The proposal is functional and improves the quality of life for the residents.
- The proposal is the most efficient and optimal design for the property which meets the needs of the property owners.
- The character of the proposed dwelling is consistent with the character of the area.
- The proposal to align the proposed additions and building amendments to the existing walls will look the best from an architectural aesthetical point of view as opposed to staggered walls which do not exceed building lines. Staggered walls will therefore detract from the character of the area.
- From an engineering point of view staggered walls can reduce the strength of the construction or will significantly increase construction cost as additional reinforcement will be required.
- The proposal will enhance the value of the property.
- It is not foreseen that the relaxation of the building lines will in any way materially impact on the adjoining properties or on the adjacent street.

Removal of Restrictive Title Deed Conditions

The following excerpts from the by-law are applicable to the removal of restrictive conditions:

35. (4) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:

- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;
- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
- (c) the personal benefits which will accrue to the person seeking the removal of the restrictive condition, if it is removed;
- (d) the social benefit of the restrictive condition remaining in place in its existing form;
- (e) the social benefit of the removal or amendment of the restrictive condition; and
- (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The application for the removal of restrictive conditions was evaluated according to the above-mentioned criteria and no material personal, social or financial benefits to the restrictive conditions remaining in place were found, whereas personal benefits are foreseen to result from the removal of the restrictive title deed conditions.

Therefore, the application proposal is consistent with the Overstrand Amendment By-law on Municipal Land-use Planning, 2020.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The application proposal relates to amendments to an existing dwelling and will not impact on spatial justice.

The application proposal is **consistent** with **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The application area is for dwelling amendment on a single residential property and will not impact on valuable agricultural land, environmentally sensitive or biodiversity rich areas, scenic or cultural landscapes.

The application proposal is **consistent** with **spatial sustainability**.

- 3) **Spatial Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The application proposal does not affect land use, the layout or structure of the town and will therefore not impact on spatial justice.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The application proposal is for the amendment of a dwelling unit and will not impact on spatial resilience.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

Possible results of the development

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:

- A departure to relax the western street building line from 4m to 3.1m to allow for amendments to the existing dwelling in terms of Chapter IV, Section 16(2)(b).
- The removal of restrictive title deed condition D.iii. from Title Deed T4595/1993 to allow for amendments to the existing dwelling in terms of Chapter IV, Section 16(2)(f).
- The removal of restrictive title deed condition D.(iii) from Title Deed T38231/2024 to allow for amendments to the existing dwelling in terms of Chapter IV, Section 16(2)(f).

PROJECT

Erf 6150 Voëklip

TITLE

Locality Plan
Regional Context

Application Area

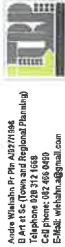


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CLIENT

DRAWN BY AJ	CHECKED BY AW	DATE 14/05/2024
SCALE (B4) As indicated	PROJECT NUMBER 001	DRAWING NUMBER 101

InterActive Town & Regional Planning



Andre Nel, Director of Planning
D 04 4 153 (Town and Regional Planning)
Telephone 021 312 1038
Cell phone 082 666 0490
Email: wnt@i-tp.com



Regional Context
A4 Scale 1 : 50000

PROJECT
Erf 6150 Voelklip

TITLE
Zoning Plan

- Application Area
- Residential Zone 1: Single Residential
 - Open Space Zone 1: Nature Reserve
 - Transport Zone 2: Road and Parking



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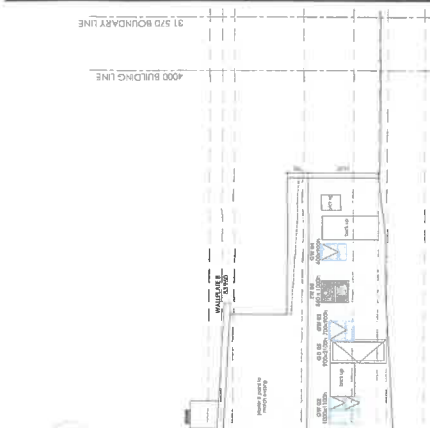
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SCALE (S.M): 1:2000	PROJECT NUMBER: 001	
DRAWING NUMBER: [Number]	REV: [Number]	

InterActive Town & Regional Planning
 Suite 104, 10th Avenue, Grahamstown
 Telephone: 031 311 1688
 Cell phone: 082 468 0480
 E-Mail: wahlamu@iactive.com

Zoning
A4 Scale 1 : 2000



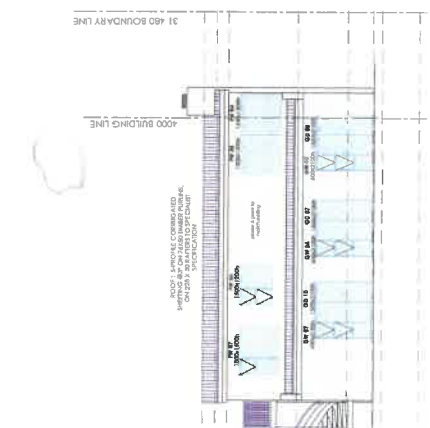
GENERAL NOTES:
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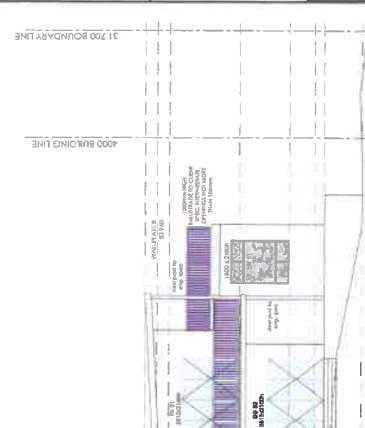
NORTH ELEVATION
 SCALE 1:100



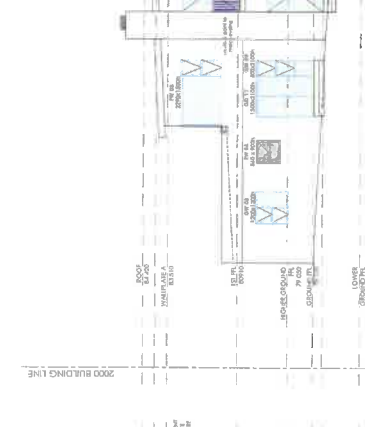
EAST ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100

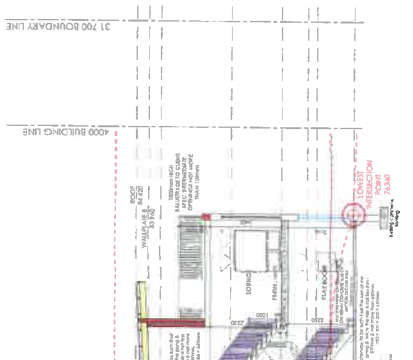


WEST ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100

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07 NOV 2024



SECTION AA
 SCALE 1:100

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DATE: 2024.11.07
 DRAWN: AO
 DWG. NO. AS INDICATED
 DRAWING NO. 102
 ARCH. SIGNATURE: [Signature]
 PROP. TRUST: PAT35241444

PROJECT: HOUSE SCHOONWINKEL ADDITIONS AND ALTERATIONS
 LOCATION: VOELKLIP, HERMANUS
 REF: 6150
 DRAWING: ELEVATIONS, SECTIONS

ISSUED FOR MUNICIPAL APPROVAL



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